



65 Hoburne Park
Swanage, BH19 2RD

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Hoburne Park

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- Residential Park Home
- Fine Views Including to Sea
- Two Bedrooms with En Suite to Main Bedroom
- EV Charge Point
- Large Shower/Wet Room
- Peaceful Location Close to Countryside
- Good Size Southerly Facing Balcony
- Parking Available
- Sought After Residential Park
- Access to Nature Reserve





****DRONE VIDEOGRAPHY AVAILABLE****

This TWO DOUBLE-BEDROOM, SIZEABLE RESIDENTIAL PARK HOME which has been RECENTLY MODERNISED, with STUNNING SEA VIEWS over Swanage Bay, is presented For Sale. The property benefits from a LARGE OPEN LIVING SPACE and includes a LARGE GARDEN PLOT. Parking is available adjacent to the property with EV CHARGING POINT.



The park home is set on a large garden plot and accessed by



pathway from the parking area. Through the main entrance door and into a hallway with ample built-in storage space. To the left the shower room which has linoleum floor and floor-to-ceiling tiled walls. The shower room comprises a walk-in shower, pedestal wash-basin and WC and a heated towel rail. The park home boasts two double bedrooms each with built-in storage, ample room for a double bed and bedside units. The main bedroom benefits from an WC en suite.

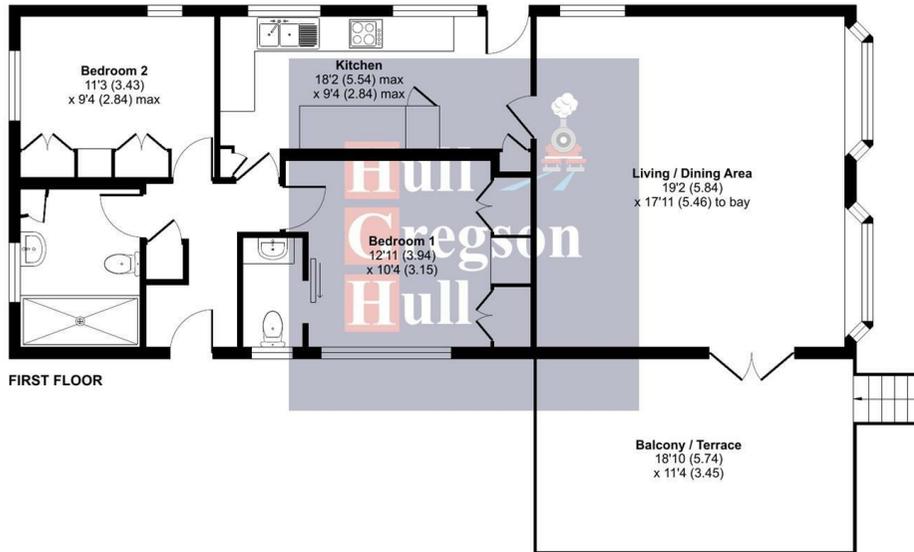
Further into the property, you find yourself in the recently modernised kitchen which comprises modern white cabinets offering ample storage, smart black granite-effect worktops and grey tiled splash-back. The kitchen has a new double oven built in, a modern electric hob and space for a washing machine, dishwasher and a freestanding fridge-freezer and it has access to the private, fenced garden to the rear. From the kitchen and into the large, open-plan living space with ample room for dining table and sofa. This lounge/dining room boasts lovely sea views through two large front-aspect windows and French doors lead to a southerly facing sun-deck with views towards Swanage Bay.



The property is situated on Hoburne Park, a sought after residential area with easy access to the coast and countryside. Swanage town centre and Swanage beach are positioned less than a mile away. The town has all amenities including a good range of shops and eateries. There are transport links to both Poole and Bournemouth respectively.

Hoburne Park,, Swanage, Swanage, BH19

Approximate Area = 937 sq ft / 87 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhccom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1115792

Lounge/Dining Room

19'2" x 18'4" (5.86 x 5.59)

Kitchen

18'1" x 8'11" (5.53 x 2.74)

Bedroom One

11'4" x 10'9" (3.46 x 3.3)

Bedroom Two

11'3" x 9'3" (3.45 x 2.82)

Tenure

To be reformed. For further details, please contact Hull Gregson Hull Swanage.

Please note: This Park is fully residential, therefore no holiday lettings will be permitted. Pets are permitted at the discretion of the Park Owners.

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. The vendor advises that they have an infinite licence under the 'Park Home Act'. The site fees are approximately £2300 per annum and includes cost of water and drainage.

Property type: Residential Park Home held on a licence and protected under the Mobile Homes Act 2013.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas-fired Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.gov.uk/](https://www.ofcom.gov.uk/checker)

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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